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Tuesday, August 2, 2016 metro.us | t: MetroBOS | f: MetroBoston



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RED LIGHT, GREEN LIGHT, *IT'S ALL THE SAME*

Jaywalkers can pretty much cross anywhere with impunity with 1962 law setting the fine for a first offense at \$1.2



THINGS YOU NEED TO KNOW

GAWKER MEDIA FOUNDER FILES FOR PERSONAL BANKRUPTCY

I Gawker Media Chief Executive Nick Denton filed for personal bankruptcy protection on Monday, according to court documents that named his largest creditor as Hulk Hogan, a former professional wrestler who won a \$140 million court judgment against the website over a sex tape. Denton listed assets of \$10 million to \$50 million and liabilities of \$100 million to \$500 million in his Chapter 11 bankruptcy petition, filed in U.S. Bankruptcy Court for the Southern District of New York. Gawker Media filed for bankruptcy in June after Hogan won the judgment in a Florida lawsuit. **REUTERS**



TEXAS ALLOWS GUNS IN COLLEGE CLASSROOMS UNDER NEW LAW

2 A new law went into effect in Texas on Monday that allows certain students to bring guns into classrooms, with supporters saying it could prevent mass shootings and critics saying the measure will endanger safety on campuses. The so-called state "campus carry" law allows people 21 and older with a concealed handgun license to carry pistols in classrooms and buildings throughout public colleges, including the University of Texas system, one of the nation's largest with an enrollment of more than 214,000 students. The law took effect on the 50th anniversary of one of the deadliest U.S. gun incidents on a college campus, when a student named Charles Whitman killed 16 people by firing from a perch atop the clock tower at the University of Texas at Austin, the state's flagship public university. **REUTERS**

FBI EMPLOYEE PLEADS GUILTY TO ACTING AS CHINESE AGENT

3 An FBI electronics technician pleaded guilty to having illegally acted as an agent of China, admitting that he on several occasions passed sensitive information to a Chinese official. Kun Shan Chun, who was employed by the Federal Bureau of Investigation since 1997, pleaded guilty in federal court in Manhattan to one count of having illegally acted as an agent of a foreign government. Chun, who was arrested in March on a set of charges made public only on Monday, admitted in court that from 2011 to 2016 he acted at the direction of a Chinese official, to whom he passed the sensitive information. That information included the identity and travel plans of an FBI agent; an internal organizational chart; and photos he took of documents in a restricted area related to surveillance technology. **REUTERS**



A woman walks through traffic. **DEREK HOU/VOUMIAN**

Jaywalkers have little to fear in Boston — at least from the law

The state law prohibiting the practice, passed in 1962, still carries only a \$1 fine for a first offense and \$2 for subsequent offenses.

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In a city known for its public transportation, don't-need-a-car walkability and aggressive driving culture, it's likely we've all done it at least once: a good old-fashioned jaywalk across the street.

Pedestrians in the state, too, have their own reputation for darting out in front of cars, often at great risk to themselves and motorists. And while state law requires any pedestrian within 300 feet of a crosswalk to use it if they intend to cross, some readers may be surprised to learn how little teeth the law actually has.

In fact, the Bay State's jaywalking law dates back over 50 years to 1962, when a \$1 fine was instituted by state legislators — and never raised again. Any subsequent offenses in a one-year period raise

that amount to a slightly more punitive \$2. Those low fines are extremely lenient compared with the larger penalties seen in other cities, such as a \$250 ticket in Los Angeles.

In contrast, a driver cited for failing to yield to a pedestrian in a crosswalk in Massachusetts could see a \$300 fine.

There have been efforts to change the law. This year, state Senate Majority Leader Harriette Chandler introduced legislation to raise that fine to \$25 for a first offense and \$50 and \$100 on subsequent offenses.

Chandler wasn't available for comment Monday, but told WCVB earlier this year that she got involved with the issue after a number of residents in a high-rise senior project in her district were fatally hit by cars as they jaywalked.

The Worcester Democrat said at the time that as many as 80 percent of pedestrian deaths in the state were attributable to those walking outside of intersections.

The proposal was ultimately shelved this legislative session for further study.

"I don't like to use the stick approach, but

300

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300 FEET OF A
CROSSWALK, YOU'RE
SUPPOSED TO USE IT

.5

THE PEDESTRIAN
FATALITY RATE IN THE
STATE, PER 100,000
PEOPLE

that's the only way we're going to change habit," Chandler told the station. "Once you're fined once, you're not going to do it again."

Brendan Kearney, a spokesman for WalkBoston, said the concept of jaywalking and laws prohibiting the practice first emerged in the early 20th century, as the automobile industry engaged in a widespread marketing campaign to redefine the public road as the domain of vehicles — not walkers.

"If you look at the term 'jay,' [in the early 20th century] it meant

kind of like a hick, a country bumpkin that doesn't know what's going on," Kearney said. "There was a lot of marketing ... to make this a real [patriotic] sort of thing: 'Don't be a jaywalker.'"

Kearney said lawmakers have more effective means at their disposal to cut back on pedestrian deaths than just punishing pedestrians: They can increase fines and enforcement for speeding, paint more crosswalks in the city and employ shorter times for light-signal changes to cut down on the time pedestrians wait at the curb.

"We find around 60 to 70 seconds is when people start to get impatient" waiting for a "walk" sign, he said.

Despite the state's current laissez-faire attitude toward jaywalking, the state's pedestrian fatality rate sat at .5 deaths per 100,000 residents in the first half of 2015, according to a report from the Governors Highway Safety Association. That ranks the state as the 19th lowest, below the national rate of .74.

The state did see a 26 percent increase from that same period in 2014, from 27 deaths to 34.

A Samsung smartphone is shown vertically. The screen displays a blue abstract background with the time 12:45. A large blue 'HD' logo is overlaid on the left side of the screen. The Samsung logo is visible at the top of the phone's bezel. The phone has a silver or light-colored frame.

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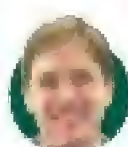
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Mass. lawmakers pass regulations on Uber, Lyft

The newly passed legislation did not include measures that would have prohibited the ride-hiring services from picking up people at Logan Airport.



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Massachusetts House and Senate officials struck a deal on the first statewide regulations for ride-hiring services such as Uber and Lyft just before the end of their legislative session.

Late on Sunday night the two chambers approved a compromise bill that established a 20-cent-per-ride fee on such services and added a background check to the



The Uber app. NICHOLAS CZARNECKI

companies' existing procedures that will include a state-run inspection of drivers' histories, Boston.com reported.

"The people of the commonwealth have made it clear they want ridesharing, and we appreciate the thoughtful process the legislature fol-

lowed to ensure that safe and affordable transportation options are available across Massachusetts," WCVB quoted a statement from Lyft spokesman Adrian Durbin, who added that he hoped Gov. Charlie Baker would sign the bill.

The newly passed

legislation did not include measures that would have prohibited the ride-hiring services from picking up people at Logan Airport or the Boston Convention and Exhibition Center, Boston.com stated. Without such a ban, Uber and Lyft can deal directly with Logan about serving its passengers.

The bill would protect the innovative nature of ride-hiring services but would also offer greater consumer protections, House Speaker Robert DeLeo told WCVB. Gov. Baker now has 10 days to sign the bill into law.

Rep. Aaron Michlewitz described the background check requirement as "first in the nation," adding that he expects other states to look to the Massachusetts bill as model legislation, Boston.com added.

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Russian helicopter shot down in rebel-held Syria

A Russian military helicopter was shot down in Syria's rebel-held Idlib province on Monday killing all five people on board, in the biggest officially acknowledged loss of life for Russian forces since they started operations in Syria.

Images on social media purportedly taken at the scene of the crash showed a dead body stripped of clothing being dragged through the dirt near the wreckage. Russian identity documents purportedly taken from the helicopter could also be seen.

Russia's defence ministry said the Mi-8 military transport helicopter had been shot down after delivering humanitarian aid to the city of Aleppo as it made its way back to Russia's main air base in the western province of Latakia.

"As far as we know from the information that has reached the defence



Syrian rebels gathering around the wreckage of a Russian Mi-8 military transport helicopter after it was shot down along the administrative border between Idlib province, northwestern Syria, and neighboring Aleppo. GETTY IMAGES

ministry, those on board died, they died heroically," Kremlin spokesman Dmitry Peskov said in a conference call with reporters.

The helicopter came down near the town of Saraqeb, in Idlib province, roughly mid-way between Aleppo and the Russian air force base at Khmeimim, near the Mediterranean coast.

No group has claimed responsibility for shooting down the helicopter. Islamic State fighters are

not active in the area, but there are other Islamist rebel groups there, as well as moderates backed by the United States and its allies.

That raises the prospect — which could cause a major diplomatic incident — of the helicopter having been brought down by a U.S.-supplied weapon. The United States has equipped some rebel groups with TOW anti-tank missiles, which can also be used against helicopters. REUTERS

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Rachel Roy accuses Beyhive of hacking



ALL PHOTOS GETTY IMAGES

Don't mess with the Queen Bey, or you will get stung by the Beyhive. Bad.

Rachel "Becky with the Good Hair" Roy was aggressively spammed on Instagram by the Beyhive following the re-

the word

lease of "Sorry," which accused the designer of having an affair with Jay Z. Beyonce's fans eventually backed off, but it appears that may have only been to devise a more elaborate revenge plot.

Allegedly, a fan had hacked into Roy's Gmail, iCloud and even changed her phone number. Roy then contacted the LAPD and, according to docs obtained by TMZ, blamed Beyonce's loyal followers for the incident. She explained that the hack stemmed from the "good hair" IG post. The authorities are still investigating, but it doesn't seem like Roy will ever escape the "Becky" title.

The greatest unknowns

Rob Thomas gets personal.



JAKE TABER
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Rob Thomas still splits his time between two musical roles: He's the lead singer of Matchbox Twenty, and the solo artist behind singles like "Lonely No More" and "This Is How a Heart Breaks." Following his latest album, "The Great Unknown," and ahead of this summer's tour with Counting Crows, Thomas chats about his new work, collaborations in country and his wife's road to recovery from a long-term illness.

How did you link up with Counting Crows for this summer's tour? I've been friends with Adam [Duritz] for going on 20 years, but I think we've done maybe two shows together ... oddly enough, we'd never toured together, and we thought that was kind of funny. It was just something that happened naturally, they were going out and I was looking for someone to go out with this summer.

I read that the new album's title track, "The Great Unknown," is about the health issues that your wife's been battling for so long. How's she doing now? It's still kind of a day-by-day thing. [Last year] while we were out on the first tour for this record, we had to stop and take a break because she had to have brain surgery. So I think considering that, she's amazing, just the fact that she's upright and she's engaging and she's a part of the living world now.



We catch up on life beyond Matchbox 20. BEN WATTS

I think that when you're dealing with somebody who's had chronic illness for a long time it's always just a good day, bad day situation, but you do learn to do more with a good day than I think a lot of other people do, because you appreciate it more.

You've done lots of songwriting work for other artists. Any collaborations that you've been involved in recently, or that you're in talks to get involved in? I've been hunkered down between my actual life and being on the road for a while now, but I did an episode of "Crossroads" on CMT with [Lady Antebellum's] Charles Kelley, and we really got along well ...

If you go

Rob Thomas
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I've been threatening to get together with Kenny Chesney, and for the last six or seven years we've been email buddies and never actually made that happen.

I used to have a lot of fun writing for other peoples' records and not having that pressure. It's just so great to create something but then not having to worry about making the record or going out and promoting it.



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PorchfestFEST returns to the Lawn on D.

NINA JOUNG
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ninajoung@metro.us

The Lawn on D is hosting its second PorchfestFEST, bringing the sounds of neighborhoods like Dorchester, Roxbury, Mattapan and Jamaica Plain to Boston's biggest backyard.

Before it was PorchfestFEST, Porchfest was the one time you couldn't complain about loud neighbors. Through Porchfest, local musicians have taken to the front yards and porches of Somerville, Jamaica Plain, Arlington, Brookline and, this September, Roslindale. The event allows residents to venture into their neighbors' yards, and, in the case of the JP Porchfest, showcase the diversity of the neighborhood through its music and culture. PorchfestFEST's goal is to encour-



Get your swing on. GETTY IMAGES

If you go

Saturday, Aug. 6, 3 p.m. to 9 p.m.
The Lawn on D, 420 D St., Boston
FREE, signatureboston.com/lawn-on-d

age more neighborhoods to have Porchfests, one of last year's organizers Mindy Fried told WBUR.

This year's PorchfestFEST will feature Debo Band, a Boston-based Ethiopian pop band, as the headliner. Nine other groups will perform, as

well as several spoken word artists from the Boston area. Beyond the usual entertainment of the Lawn's iconic swings and games, attendees can enjoy activities like "make-your-own tutus" and "ask a teenager" (I want to know: Team Tay-

lor or Kim?) and watch performances from the Somerville Esh Circus Arts school. Food and beverages from Rebel Restaurants will be for sale.

If you haven't talked to your neighbors since moving in, this may be the party to break the ice.

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Workout with Pokemon Go

Come on, you gotta catch 'em all.

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If you're at all skeptical that Pokemon Go, the augmented-reality app that requires users to get outside and physically move around to capture animated creatures on their screens, is leading to increased exercise among users, all you have to do is go on Twitter.

Pokemon Go players — known as trainers, per the game's lingo — are tweeting screenshots of their fitness trackers. Wearers of fitness trackers have shown a "population-level surge," or across-the-board increase, in step counts, according to the Washington Post.

Even dog owners who play the game are commenting on how many more walks their pups are getting now that they're on the hunt for Pikachu.

And players who were previously reluctant to get out and about are pleasantly surprised at their newfound mobility, like Twitter user @Son_of_ol: "I've known for a while that I needed

to explore more parts of NYC and get more exercise. The solution: Pokemon Go."

Still, it seems contradictory that a smart-phone game could prod its players to lead a more active lifestyle. What does an actual fitness trainer — as opposed to a Pokemon Go trainer — have to say about that?

"I actually think the game-ification of fitness in general is fantastic," says Brian Flynn, the owner of Body Unique Personal Training in the Boerum Hill neighborhood of Brooklyn. "That's the future of the industry, isn't it? If you make fitness fun, people will do it!"

Pokemon Go is far from the only app that's turning fitness into a game, or a game into fitness. CNN.com recently released a list of seven PokemonGo alternatives, including Zombies, Run!, a running app that plays scary stories and sound effects to mimic zombies chasing after you; and SpecTrek, an augmented-reality game that has



players hunting ghosts instead of Pokemon.

The idea of combining Pokemon Go with a real life workout isn't as far-fetched as it sounds, either. Steve Bambinelli, a certified Cross Fit Level 1 trainer at Crow Hill Gym in Prospect Heights, Brooklyn, says that at his gym, they've thought about designing a "workout of the day" in which members "go to different Poke-stops and every time they find 'x' Pokemon, for that specific Pokemon, you have to do five burpees after you catch it."

"We mentioned it more jokingly than anything else, but I would do it," Bambinelli says. "I'm a firm believer that anything that's getting people out of their house is good. Is it a stupid reason to? Sure. But anything getting people to be active is a great thing."

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From the Charles River to Rio

Boston's Michael DiSanto will compete for the U.S. rowing team at the Summer Olympics.

JASON DEVANEY
@MetroBOS
sports@metro.us

Michael DiSanto figures he's rowed on the Charles River somewhere around 2,000 times in his life.

"I think it's a really special body of water. I have a lot of good memories," he said. "That's my favorite place in the world to row."

This week, DiSanto is in a different body of water — Rio de Janeiro's Rodrigo de Freitas Lagoon. The Boston native is gunning for gold in the men's eight boat at the Olympics.

"I've been rowing for over 10 years, and maybe seven or eight of those years I've thought about this as being the pinnacle of the career," DiSanto said last Wednesday, 48 hours before the U.S. rowing team began its two-day journey to Brazil. "It hasn't really set in yet."

DiSanto grew up in Boston and attended Belmont Hill School before enrolling at Harvard University. After a strong collegiate rowing career for the Crimson, DiSanto moved to Princeton, New Jersey, home of USA Rowing's training center. Now 26, DiSanto is about to dip

his oars in the water for the first time at an Olympics.

How he got there, however, wasn't an easy journey. For one, DiSanto and his USA Rowing teammates row between 200 and 250 kilometers a week — broken up between rowing on the water and rowing on machines called ergs, short for ergometers.

Secondly, qualifying a boat for the Olympics doesn't necessarily mean the rowers who qualified that boat will go to the Olympics. In Princeton, U.S. coaches put the rowers through rigorous training and held races two to three times a week starting last September, trying to determine which individual rowers will fill each boat in Rio.

The U.S. men's eight boat did not initially qualify for Rio at last year's world championships, which double as the main Olympics qualifier every four years. Instead, that boat had to race at the European and Final Qualification Regatta, known in rowing circles as the last-chance qualifier, in Switzerland in May.

DiSanto and seven teammates were named to the boat in April after months of proving themselves, with the caveat of having to win at the last-chance qualifier in Switzerland in order to punch their Olympic tickets. They ended up winning, which DiSanto called a



Boston's Michael DiSanto, right, will compete in the men's eight boat at the Rio Olympics. GETTY IMAGES

"I think it's a really special body of water. ... That's my favorite place in the world to row."

Michael DiSanto, on the Charles River

"surreal" experience.

The men's eight has only two returning Olympians, which DiSanto sees as an advantage.

"You can either see

that as a disadvantage because you don't have the experience, or you can say, 'Look. These guys don't have any preconceived notions, they don't

have any expectations, all they have to do is go and focus on racing and rowing," he said. "Whereas other countries who are gold-medal favorites, they're probably thinking, 'What do we need to do so we don't mess this up?'"

Having less pressure and zero expectations can lead to a better performance, DiSanto said.

The Rio Olympics have been partly overshadowed by problems with the ven-

ues, water-quality issues, the Zika virus, and even crime in the city of more than six million people. DiSanto said those are all things the athletes cannot control — and they're part of competing at these Olympics, as far as he's concerned.

"It's peanuts compared to what we've had to do to get to the Olympics," he said. "I don't think it's something any of us are too worried about."

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Sox beef up bullpen



The Red Sox obtained lefty reliever Fernando Abad from the Minnesota Twins prior to Monday's 4 p.m. MLB trade deadline. They gave up Pawtucket reliever Pat Light in the deal. Abad, 30, is 1-4 with a 2.65 ERA in 39 appearances this season. GETTY IMAGES

JOBS

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For a full list of openings visit us at www.NorthSuffolk.org

Interested Candidates should send in Cover Letters and Resumes to

Mail Resumes:

North Suffolk Mental Health Association Attn:
HR Recruiter

301 Broadway, Chelsea, MA 02150

Fax Resumes: 617-912-7971

Email Resumes: gethired@northsuffolk.org

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NIGHT WEEKEND EMERGENCY RESPONSE PERSON

Job Overview: The Emergency Response Person (ERP) will be a reliable, trustworthy person who lives onsite, rent free, to respond to emergencies nights (7PM to 7AM) and weekends. There are 2 positions available at this time. One at Constitution Co-op, located @ 42 Park Street Charlestown MA 02129 and the other at Everett Villa Co-op, located @ 66 Main St Everett, MA 02149. Please fill free to apply to either one of these positions. Up to 15 hours per week is authorized. Specific job duties include answering emergencies (on call); emptying trash nightly; cleaning lobby, community room and bathrooms on weekends; snow shoveling; light maintenance work; landscape watering and other tasks.

CSI Support & Development is a mission driven non-profit that provides seniors with high-quality affordable housing communities. Our communities are all resident-controlled co-ops, and we need an ERP to attend to any emergency situations and ensure that general needs of the building and members are being met.

Resumes can be sent to moresumes@csi.coop. To complete an application, come to 110 Florence Street, suite 204, Malden between 9AM & 4PM Monday through Friday. CSI Support & Development is an equal opportunity employer.



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G2 Secure Staff is hiring \$11.00 per hour positions with retention bonuses in effect up to \$400.00. Early morning and late night shifts are needed.

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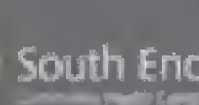
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Project CAMI 2
Principal Investigator: Dr. Christina Lee
Northeastern University
Bouvé College of Health Sciences



Sponsored by: NIH
(National Institutes of Health)
Northeastern University IRB approved
In partnership with The South End
Community Health Center

LEGAL NOTICES

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by John E. Wilson Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for First Call Mortgage Company, Inc. dated December 14, 2007, recorded with the Middlesex County (Southern District) Registry of Deeds in Book 50479, Page 413; said mortgage was then assigned to Cowen Loan Servicing, LLC by virtue of an assignment dated May 29, 2013, and recorded in Book 61980, at Page 437, and further assigned to Nationalstar Mortgage LLC by virtue of an assignment dated December 6, 2014, and recorded in Book 64571, at Page 332, of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION **August 22, 2016**, on the mortgaged premises, the entire mortgaged premises, all and singular, the premises as described in said mortgage:

The dwelling unit (the Unit) located at the Village of Nagog Woods in Acton, Middlesex County, Massachusetts, known as Unit No. 182 in Building 25 (the Building) of a Condominium known as Nagog Woods Condominium II, Phase III, created by Nagog Community Developers, Inc., pursuant to a Master Deed dated May 16, 1973, recorded with Middlesex South District Registry of Deeds on May 24, 1973, in Book 12409, Page 542, as amended by Amendment Number 1 thereto dated June 19, 1973, and recorded with said Deeds on July 5, 1973 in Book 12471, Page 449, by Amendment Number 2 thereto dated July 10, 1973 recorded with said Deeds on July 19, 1973 in Book 12481, Page 347, by Amendment Number 3 thereto dated July 19, 1973, recorded with said Deeds on July 19, 1973 in Book 12481, Page 363, and by Amendment Number 4 thereto dated September 27, 1973 recorded with said Deeds on October 19, 1973 in Book 12542, Page 42, in accordance with and subject to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, together with an undivided .6641% interest in the common areas and facilities (the Common Elements) as described in said Master Deed, as amended. The Unit is shown on the floor plans of the Building filed simultaneously with Amendment Number 4 to said Master Deed in said Registry of Deeds and on the copy of a portion of said plans recorded with said Deeds in Book 12601, Page 621. The Condominium is comprised of the land with the buildings, improvements, and structures thereon, shown on sheets 1, 2 and 3 of a plan entitled, "Plan of Condominium II, Village of Nagog Woods, Town of Acton, Mass., Middlesex County," Scale: 1" equals 20', dated April 30, 1973, prepared by W.A. Constan, Jr., Registered Land Surveyor, filed with said Deeds as Plan No. 589 of 1973, recorded with said Deeds in Book 12439, Page 542. Said Unit is subject to and with the benefit of rights, obligations, easements, restrictions and conditions as set forth in said Master Deed and Amendments thereto. In the By-Laws recorded with said Master Deed as may be amended, in the Nagog Woods Restrictions as defined in said Master Deed as may be amended and in the first unit deed recorded with said Middlesex South District Registry of Deeds, and in deed into sellers recorded Book 13330, Page 411. Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Middlesex South District Registry of Deeds in Book 16073, Page 141.

Subject to and with the benefit of easements, reservations, restrictions, and taking of record, if any, insofar as the same are now in force and applicable.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

This property has the address of 213 Meadows Edge, Acton, MA 01716

Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

TERMS OF SALE:

Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashiers or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashiers or certified check will be due in thirty (30) days, at the offices of Domain Graves & Longoria, LLC, 100 Cummings Center, Suite 2250, Beverly, MA 01915, time being of the essence.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

The premises is to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claims in the nature of liens, if any there be.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder, providing that said second highest bidder shall deposit with the Mortgagee's attorneys, DOONAN, GRAVES, & LONGORIA LLC, 100 Cummings Center, Suite 2250, Beverly, MA 01915, the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within thirty (30) days of said written notice.

If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder.

The foreclosure deed and the consideration paid by the successful bidder shall be held in escrow by DOONAN, GRAVES, & LONGORIA LLC, hereinafter called the "Escrow Agent", until the deed shall be released from escrow to the successful bidder at the same time as the consideration is released to the Mortgagee, thirty (30) days after the date of sale, whereupon all obligations of the Escrow Agent shall be deemed to have been properly fulfilled and the Escrow Agent shall be discharged.

Other terms to be announced at the sale.

Dated: July 11, 2016
Nationalstar Mortgage LLC
By: Reneau J Longoria, Esq., DOONAN,
GRAVES, & LONGORIA LLC 100 Cummings Center,
Suite 2250 Beverly, MA 01915
(978) 921-2670
www.dganet.com 50123 (NLSQM)

July 26, 2016, August 2, 2016, August 9, 2016

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jean Ginger Roberts to Wells Fargo Bank, N.A., dated February 22, 2006 and recorded with the Suffolk County Registry of Deeds at Book 39100, Page 264, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on August 10, 2016, on the mortgaged premises located at 225 BAKER STREET, UNIT 3, BAKER GARDENS CONDOMINIUM, WEST ROXBURY (BOSTON), Suffolk County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land with buildings thereon, situated in West Roxbury, Suffolk County, Massachusetts, known as Condominium Unit 225-3 in the Condominium known as Baker Gardens Condominium situated at 211-225 Baker Street, West Roxbury, Suffolk County, Massachusetts, created by Master Deed dated February 29, 1988, and recorded in Suffolk County Registry of Deeds in Book 14554, Page 184 as thereafter amended.

Said Unit is more particularly described in (1) Master Deed; (2) such site and floor plans as having been recorded therewith (3) The Unit Deed as recorded and (4) copies of portions of such site and floor plans as have been recorded therewith. Said Unit contains an undivided .0308% interest in the common areas and facilities of the Condominium. Said Unit and undivided interest are together hereinafter referred to as the Mortgaged Premises.

The Mortgaged premises are subject to and provided with the benefits of (1) the provisions of the Massachusetts General Laws, Chapter 183A (2) the provisions and matters set forth and/or referred to in the Master Deed (3) the provisions of the Declaration of Trust recorded with the Master Deed, the By Laws promulgated pursuant thereto, and (4) the provisions and the matters set forth and referred to in the Unit Deed recorded therewith, to which unit Deed reference is herein made for the title of the Mortgaged premises.

For title reference see deed recorded at Book 24264, Page 8.

For mortgagor(s)' title see deed recorded with Suffolk County Registry of Deeds in Book 24264, Page 8.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

WELLS FARGO BANK, N.A.
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201602-0046 - YEL

July 19, 2016, July 26, 2016, and August 2, 2016.

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Across

- 1 Cartel
- 5 Grinds to a halt
- 10 Manage OK
- 14 Gamblers' mecca
- 15 Surpass
- 16 NCAA Bruins
- 17 Campus org.
- 18 Hibachi supply
- 20 Wails
- 22 Not a soul
- 23 Heists, slangily
- 25 Novelist — Ferber
- 26 High-pitched
- 27 Goodall subject
- 28 Unfeeling
- 32 Harbor warning
- 33 Swung off-course
- 35 Toddler perch
- 36 Zero in on
- 37 Fannie —
- 38 Chocolate-colored dog
- 39 June celebrant
- 41 Rodeo prop
- 43 Opera set in Egypt
- 44 To be, to Brutus
- 45 Volcanic emission
- 46 Bearing
- 48 In conclusion
- 50 Very intelligent
- 51 Mark a page (hyph.)
- 54 "— Davis Eyes"
- 55 What everybody knows (2

wds.)

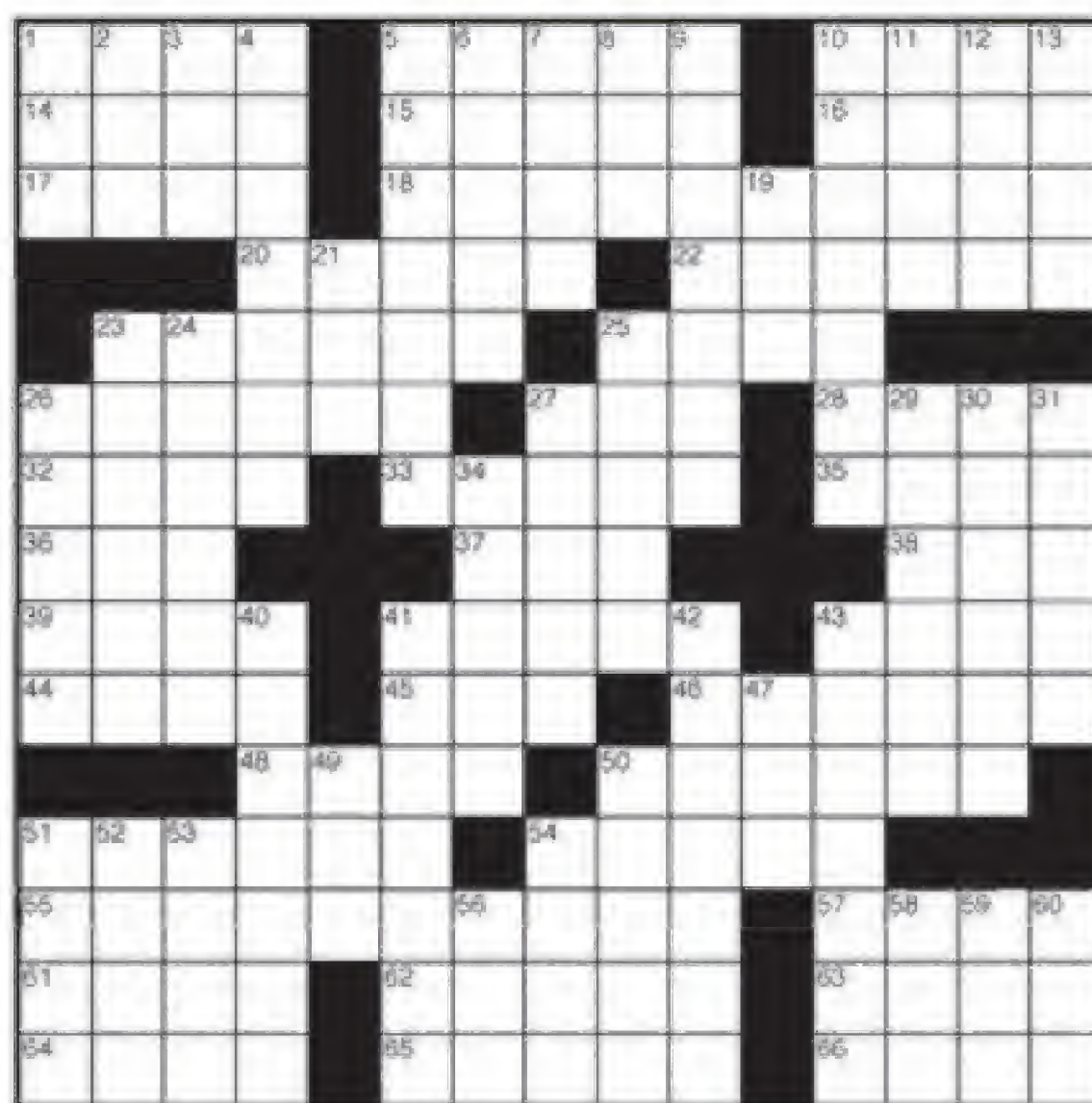
- 57 Number of Muses
- 61 Hum
- 62 Baggy
- 63 Lois Lane portrayer — Neill
- 64 — majeste
- 65 Put in crops
- 66 Samberg or Murray

Down

- 1 Shivery comment
- 2 Zodiac sign
- 3 Mich. neighbor
- 4 Pilot's place
- 5 Without a smile
- 6 Pivots

- 7 Singer — Redding
- 8 ASAP
- 9 Dived, as a whale
- 10 Reduction
- 11 Prefix for eight
- 12 Implored
- 13 A piece of cake
- 19 Many centuries
- 21 Sushi morsel
- 23 They may be at your service
- 24 Luncheonette lures
- 25 "En garde" weapons
- 26 Phase
- 27 Overflowing
- 29 Surfing the Web
- 30 Like some crystal
- 31 Blackball
- 34 Pile up
- 40 Political thaw
- 41 Mountain flowers
- 42 Skipped over
- 43 Cricket organ
- 47 Toward the stern
- 49 Bought
- 50 They fly in formation
- 51 Cutie-pie
- 52 Mayberry kid
- 53 Thickens
- 54 Place for a wreath
- 56 Pigeon talk
- 58 Na+. for one
- 59 Dime novelist — Buntline
- 60 England's Isle of —

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easy

3	5					2		
6		7						
					4	5	7	6
7				3	5			8
		9	8	4	1	6		
1			9	2				3
9	8	5	4					
						1		4
		3					9	5

hard

5	3		9					
		2		7		9		
			6		2			7
			2					4
8	5	1	4		7	6	9	2
6					8			
4			1		5			
		5		2		4		
					9		5	8

metro.us/horoscopes



Aries A romantic opportunity can lead to some very cost-efficient changes in your life. Self-improvements will give you the confidence to present your skills and ideas with ease.



Taurus Discussions will lead to improvements that will make your life easier. Don't give in to emotional manipulation. Present a solution that is within your means.



Gemini You will find it difficult to express yourself verbally. Let your actions speak for you by bringing about personal changes that will show how much you care.



Cancer Opportunities will develop through courses or organizations offering self-help techniques. A creative endeavor will turn into an unusual opportunity or partnership.



Leo Make a personal change that will make you look and feel good. Projecting your image and skills in a unique and unexpected manner will raise eyebrows — and supporters.



Virgo Stop being so hard on yourself. Lighten up and make plans to do something you enjoy with someone special. Try something more unusual than anything you've done in the past.



Libra You'll dazzle everyone with your upbeat attitude and savvy way of handling situations and people. A well-deserved proposal will change your life.



Scorpio Jealousy will turn into a costly emotional dispute. Think before you do or say something you might regret. Reconnecting with someone from your past will turn out to be a mistake.



Sagittarius Plan to have some fun and to make physical improvements that will boost your ego. Presenting what you have to offer in a dynamic fashion will be fruitful.



Capricorn A chance to get involved in an interesting project with someone from your past will be inviting, but at the same time, risky. Weigh the pros and cons.

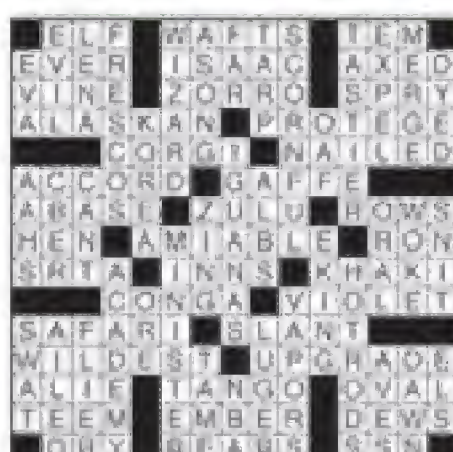


Aquarius You'll stand out and be recognized for your ideas, accomplishments and skills. Once you have taken care of business, romance and physical improvements should be a priority.



Pisces Travel is best kept to a minimum. You can accomplish more sticking close to home. An unusual partnership will develop if you do something to enrich your community. **EUGENIA LAST**

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